

**IN THE COURT OF THE SENIOR CIVIL JUDGE AND JMFC
MULBAGAL**

O.S. No.129/2024

**Plaintiff/s: M/s Starlit Assetz Private Ltd.
 R/by its Director,
 Mr.Mohammed Hayat Nisar Ahmed.**

-Versus-

Defendant/s: Mrs.Shahzadi Rahmath.

:: I S S U E S ::

1	Whether the Plaintiff proves that, Defendant has executed registered sale Agreement dated: 11.10.2021, agreeing to sell the suit "A, B & C" schedule properties for total sale consideration of Rs.14,90,00,000/- ?
2	Whether the Plaintiff further proves that, he has paid to the Defendant on the said date of Sale Agreement earnest money of Rs.5,70,20,000/- towards part performance of contract?
3	Whether the Plaintiff further proves that, the parties thereafter executed a modified agreement to sell dated 19.05.2022 in continuation of the registered agreement to sell dated 11.10.2021, recording the manner of performance, payments made, and the obligations relating to phodi of Sy. NO. 112 (Suit "B" schedule) and survey of Sy. NO. 142 (Suit "C" schedule)?
4	Whether the plaintiff proves that the actual extent of land in Sy. No. 142 (Suit "C" schedule) is 9 acres 37 guntas of which the actual legal valid and saleable land is 8 acres 8 guntas?
5	Whether the plaintiff proves that the Defendant failed to perform her obligations to complete phodi of Sy. No. 112 (Suit "B" schedule) and official survey of Sy. No. 142 (Suit "C" schedule) and to execute the corresponding sale deeds?

6	Whether the Defendant proves that the land in Sy. No. 142(Suit "C" schedule) measures 12 acres 9.08 guntas and that consideration shall be paid at current market rate?
7	Whether the defendant proves that there existed any other agreement dated 15.05.2022 fixing the rate of Rs. 52,00,000/- per acre and involving alleged cash transactions, and that the said document governs that transaction between the parties as pleaded in para No. 45 from top 12 th line in her written statement?
8	Whether the Plaintiff further proves that, he is/was always ready and willing to perform his part of contract?
9	Whether the Plaintiff is entitled to the relief of Specific Performance of the Contract in respect of Suit "B and C" schedule properties?
10	What order or decree?

Place: Mulbagal.
Date: 13.11.2025.

Sd/-
(GOWDA JAGADEESHA RUDRE)
Senior Civil Judge and JMFC,
Mulbagal.